

ZONING AND ADJUSTMENT BOARD

September 18, 2006

The Zoning and Adjustment Board of Sumter County, Florida, convened on Monday, September 18, 2006, at 6:30 P.M. with the following members present: Larry Story – Chairman, Dale Nichols, Marge Thies, Richard Cole Jr., Ron Berry, Rusty Mask, Todd Brown, Frank Topping, Frank Szczepanski, Dossie Singleton and Bailey Cassels. Evan Merritt was absent. Dave Davis - Zoning and Adjustment Board Attorney, Sandy Cassels- Board Secretary, and Bradley Cornelius-Planning Manager, were present. Roberta Rogers-Director of Planning & Development was absent.

Chairman Larry Story called the meeting to order.

The Board members led everyone in the pledge of allegiance and prayer.

Mr. Story presented the proof of publication.

Mr. Berry made a motion to approve the minutes with corrections from the September 5, 2006, meeting. Mr. Cole seconded the motion and the motion carried.

SS2006-0022

BNE, LC

Robbie Shoemaker, representative for the applicant, was present and requesting a Small Scale Land Use Amendment on 4.89 acres MOL from Agricultural to Medium Density Residential. There were six (6) notices sent. Of the six (6) notices sent, one (1) was received in favor and none were received in objection. There were no objections from the audience. Mr. Shoemaker stated the reason for the request is to bring this property into compliance with the surrounding property and growth in the area.

Mr. Nichols made the motion to recommend approval of the Small Scale Land Use Amendment to the Board of County Commissioners. Mr. Cole seconded the motion and the motion carried.

R2006-0068

BNE, LC

Robbie Shoemaker, representative for the applicant, was present and requesting a rezoning on 4.89 acres MOL from A5 to R4C. There were six (6) notices sent. Of the six (6) notices sent, one (1) was received in favor and none were received in objection. There were no objections from the audience. Mr. Shoemaker stated this rezoning is to bring the property into compliance with the Future Land Use Map.

Mr. Nichols made the motion to recommend approval of the rezoning from A5 to R4C to the Board of County Commissioners. Mr. Cole seconded the motion and the motion carried.

R2006-0069

James & Anna Burgess

James Burgess, applicant, was present and requesting a rezoning of 1 acre MOL from RR to R2C & R2M. There were five (5) notices sent. Of the five (5) notices sent, two (2) were returned in favor and none were returned in objection. There were no objections from the audience. Mr. Topping asked why the applicants were requesting two different zonings for the property. Mrs. Cassels explained there are two dwelling units on the property: a conventional (site) built home and mobile home, which are vested. The zonings being requested will bring the property into compliance with the Future Land Use Map, and will coincide with the dwelling units already on the parcel.

Mr. Nichols made the motion to recommend approval of the rezoning from RR to R2C & R2M to the Board of County Commissioners. Mr. Cole seconded the motion and the motion carried.

R2006-0069

Teresa Tuten & Mel Ethridge

Mel Ethridge, applicant, was present and requesting rezoning on 1 acre MOL from a non-compliant RR2.5C to RR1C. There were four (4) notices sent. Of the four (4) notices sent, none were received in

favor or in objection. There were no objections from the audience. Mr. Cornelius explained this rezoning request is to correct an error discovered on an old rezoning.

Mr. Nichols made the motion to recommend approval of the rezoning from RR2.5C to RR1C to the Board of County Commissioners. Mr. Cole seconded the motion and the motion carried.

R2006-0071

The Villages of Lake-Sumter, ETAL

Marty Dzuro, representative for the applicant, was present and requesting a rezoning on 89.5 acres MOL from CL, RR5, non-compliant A5, A5 & R6C to RPUD and to be included in the Villages Master Plan. There were seven (7) notices sent. Of the seven (7) notices sent, none were received in favor or in objection. There were no objections from the audience. Todd Brown recused himself from this rezoning as he has a billboard on one of the parcels. Mr. Dzuro explained the parcels are located within and adjacent to the existing Villages of Sumter DRI and the parcels had gone through either large scale land use amendments or small scale land use amendments earlier this year.

Mr. Nichols made the motion to recommend approval of the rezoning from CL, RR5, non-compliant A5, A5, & R6C to RPUD to the Board of County Commissioners. Mr. Cole seconded the motion and the motion carried.

Mr. Nichols announced his resignation from the Board. Mr. Story and the members of the Board thanked Mr. Nichols for his service to the County.

Mr. Cornelius explained to the Board the Board of County Commissioners had adopted the new guidelines for lineal transfers and they will be implemented on October 1, 2006.

Mr. Nichols made a motion to adjourn the meeting at 6:50 pm. Mr. Brown seconded the motion and the motion carried.

Larry Story, Chairman
Zoning and Adjustment Board